

Agenda Report

February 27, 2017

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVAL OF FINAL VESTING TRACT MAP NO. 073486 FOR CONSOLIDATION OF TWO LAND PARCELS AND CREATION OF 25 RESIDENTIAL AIR PARCELS FOR CONDOMINIUM PURPOSES AT 123 - 135 HURLBUT STREET

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Vesting Tract Map No. 073486 for the consolidation of two land parcels and the creation of 25 residential air parcels for condominium purposes; and
2. Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

HEARING OFFICER RECOMMENDATION:

The subject tentative vesting map was approved on June 3, 2015 by the Subdivision Hearing Officer, to be recorded within three years.

BACKGROUND:

The subject Final Vesting Tract Map, as shown in Attachment A, for the consolidation of two land parcels and the creation of 25 residential air parcels for condominium purposes was reviewed and approved in tentative form by the Subdivision Hearing Officer on June 3, 2015.

The subject subdivision is located at 123 - 135 Hurlbut Street, as shown in the vicinity map in Attachment B. The applicant is proposing to consolidate two land parcels and to create 25 air parcels for residential condominium purposes. The project consists of the construction of a two-story 25-unit condominium building at 33,425 square feet over subterranean parking garage at 24,118 square feet. It is currently permitted under Building Permit BLD2015-00354. Construction started in 2015 and is scheduled for completion in 2017.

The developer's surveyor completed the final map which has been reviewed and approved by the City's consultant surveyor. The map is now ready for City Council's approval prior to recordation in the office of the Los Angeles County Registrar-Recorder/County Clerk. The developer has complied with or provided surety for all the conditions of approval required by the City, including monumentation.

This project is subject to and in compliance with the City's Inclusionary Housing Requirements (Chapter 17.42 of the Zoning Code) and Density Bonus, Waivers and Incentives (Chapter 17.43 of the Zoning Code).

This project entailed the demolition of four existing dwelling units. The City's Tenant Protection Ordinance (Chapter 9 of the Municipal Code) may apply and result in the applicant's obligation to provide relocation benefits and a moving expense allowance to displaced tenant households.

COUNCIL POLICY CONSIDERATION:

The proposed Final Vesting Tract Map is consistent with the City Council's goals to maintain fiscal responsibility and stability, and support and promote the quality of life and local economy. The proposed density of the Tentative Vesting Tract Map is permissible within the High Density Residential classification under the General Plan. The project is in compliance with the Density Bonus Chapter of the Zoning code. The Vesting Tract Map is also consistent with the following General Plan Objectives and Policies: Objective 15 (Housing Conditions), Policy 15.1, (Size and Types), and Policy 15.2 (Increase Supply).

ENVIRONMENTAL ANALYSIS:

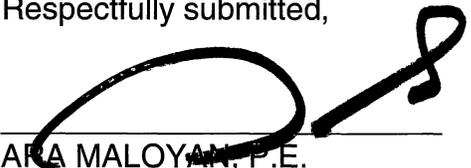
The approval of a Final Map is ministerial and therefore no action pursuant to the California Environmental Quality Act is required. For purposes of background information, the following is the environmental review history of this item.

As part of the approval of Consolidation Design Review on December 18, 2014, this project was determined to be categorically exempt under the California Environmental Quality Act Section 15332, Class 32, In-Fill Development. There are no changed circumstances or new information that would require further environmental review for this project.

FISCAL IMPACT:

The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



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Director of Public Works

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Approved by:



STEVE MERMELL
City Manager

Attachment A – Final Vesting Tract Map No. 073486
Attachment B – Vicinity Map